



**TOWN OF KNIGHTDALE**  
**PLANNING AND ENGINEERING COMMITTEE**  
**Meeting Minutes**

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**950 Steeple Square Court, Knightdale, North Carolina 27545**

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**August 12, 2013**

The Knightdale Planning and Engineering Committee met in the upstairs conference room in the Town of Knightdale Town Hall at 6:00 p.m. on August 12, 2013.

**ITEM I. CALL TO ORDER**

**...Councilor Tripp called the meeting to order at 6:00 p.m., Monday, August 12, 2013.**

**ATTENDING:** Councilor Tripp, Councilor Poirier, Doug Taylor, Mark Swan, Chris Hills, Fred Boone, Jeff Triezenberg, Jennifer Currin, Courtney Jenkins

**ITEM II. APPROVAL OF MINUTES**

**...Mr. Swan moved to approve the June 10, 2013 minutes. Mr. Taylor seconded. Without objection the motion carried unanimously.**

**ITEM III. OLD BUSINESS**

**A. Capital Projects Update**

Second Ave. Resurfacing – Mr. Boone stated the resurfacing project is 95% complete and ahead of schedule; all that remains is striping. For Fiscal Year 2014, there are plans to resurface McKnight Drive and Lynnwood Road.

Knightdale Town Park – The project status is at approximately 85% completion. Landscaping is the critical path; the sod still needs to be installed as well as general landscaping of grassed and overgrown areas. The contract completion date was August 8<sup>th</sup>, which has passed. Staff is tracking and indicating possible issues in advance and the expected completion is the end of August.

Knightdale Town Park Phase II – The contract has been executed. The pre-construction meeting is scheduled for August 20<sup>th</sup>.

Greenway Phase II – The project is on schedule with a projected completion in Winter 2014. Boardwalk #1 is nearing completion, 1 mile has been paved and Bridge #1 is to be installed at the end of August.

**B. Livestock Ordinance Discussion**

Mr. Triezenberg discussed his research findings on livestock ordinances in other local municipalities. Many communities have historically restricted livestock to rural areas with one plus acres, as Knightdale currently requires. Wake Forest adopted an

amendment to allow up to 10 hens and no roosters in residential neighborhoods. Apex does not appear to regulate but the Homeowners' Associations are primarily addressing issues. Cary has reviewed their ordinance twice in the past 5 years. Early in 2012, Cary began to allow urban chickens with specific regulations to address concerns. The citizens are required to obtain a permit, meet setbacks, coop the chickens at night and cannot exceed a maximum number allowed. He believes Cary has created a good model to consider. Garner recently researched amending their ordinance but decided against lifting their restrictions. Various boards throughout Wake County are reaching a wide variety of solutions.

Councilor Poirier inquired if there would be required fencing. Mr. Triezenberg responded yes, the Town allows up to a 6-foot fence but the coops constructed are being built higher because the chickens can fly up to 7 feet high.

Councilor Tripp stated that if allowed, it will need to be restricted properly.

Mr. Taylor asked how the ordinance would be enforced.

Mr. Hills answered that the citizen would be required to receive an administrative permit and meet the subset of the livestock ordinance. Any complaints received would be investigated and addressed, the permit could be revoked.

Councilor Poirier believes it is a good option for citizens but a privacy fence and proper containment need to be required.

Mr. Swan stated he supports suburban chickens as well, with the proper restrictions.

Councilor Tripp suggested following Cary's more restrictive requirements to limit future issues. He recommended restricting the allowance of suburban chickens to only detached, single family dwellings.

Mr. Swan asked if local citizens would be allowed to sell the eggs at the Farmer's Market.

Councilor Poirier responded that the permit could state no on-site sales.

Mr. Hills asked the committee if they want Staff to draft a text amendment for the September or October legislative cycle.

**...Councilor Poirier moved to direct Staff to draft a text amendment for suburban chickens with the items discussed and include a 15' setback requirement. Mr. Swan seconded. Without objection the motion carried unanimously**

C. RV's in Mobile Home Parks

Mr. Hills explained that an owner of a mobile home park in Knightdale recently addressed Town Council to discuss ideas for allowing recreation vehicles in mobile home parks. If allowed, it would only apply to existing parks with the overlay district. Staff is requesting input from the P&E committee before conducting further research. Does the committee believe RVs should be allowed and how to limit? The restrictions could be based on a percentage allowance and type. Another

consideration is length of time, perhaps to avoid the vehicles becoming a primary residence.

Mr. Taylor agreed to keep the number of recreation vehicles allowed to a percentage, so the park does not look like a campground. He does feel there is a need for the option in Knightdale for visiting family members and friends. There should be a restriction on the allowed time limit.

Mr. Swan said that he supports a time frame and suggested restricting the limit 4 to 5 years. He asked if the RV campground should be a designated area and kept separated.

Mr. Hills answered that campgrounds have completely different requirements such as public facilities for bathrooms and showers.

Councilor Tripp addressed limiting the types of recreation vehicles.

Councilor Poirier suggested that the RV's be required to be self sufficient.

Mr. Hills replied that Staff can consult with the town attorney to see if that requirement could be legally drafted, and report at the next meeting.

Councilor Tripp directed Staff to report back at the next meeting with the findings and recommended researching the current number of lots in the existing mobile home parks.

#### D. Mingo Creek Greenway Completion

Mr. Boone addressed the final section of Greenway in Princeton Manor, which is to be installed by the developer once recorded. He stated that Staff with Mr. Lawless and the committee's recommendation, are receiving estimates for temporary asphalt to determine if it will fit into the current budget. The proposed temporary section would be 10 feet wide and 2 inches of asphalt.

Mr. Swan inquired if 6' would be more reasonable due the temporary time frame.

Mr. Boone answered that asphalt is paid by the ton and the difference might not be significant.

Mr. Hills replied that it might be best to keep the section consistent but suggested pricing both options.

Mr. Boone indicated the Town would need to obtain an easement and permission with the developer, with the understanding that the section would eventually be torn up and removed.

Councilor Tripp recommended reporting back next month with price quotes and addressing the easement.

#### ITEM IV. NEW BUSINESS



A. NCGA Legislative Items Discussion

Mr. Hills stated the North Carolina General Assembly has passed several bills that could affect the Town. Currently, Staff is waiting for the Town Attorney to review and advise in any changes. He informed the committee to expect several text amendment changes in the fall to reflect the new laws. Several bills, such as HB 150, could be under consideration for next year in the short session law.

B. LED Street Light Discussion

Mr. Triezenberg informed the committee that in addition to modifying the light ordinance, Staff is addressing if there is an advantage for the Town to switch existing street lights to LED lighting. Staff has a list of eligible lights that are over 20 years old, such as Parkside Commons, Carrington Woods and along Knightdale Blvd. A consideration is the existing orange/brown light which has a tendency to reflect that color on the landscape. However, it is subdued which can fit the character of an existing neighborhood. Technology has advanced and LED lights, which were primarily blue in color, are now available in a yellow color called soft warm light. The BUG ratings are better, they have low glare and shields can be installed to keep the light primarily on the street. Staff will pursue more aggressively by conducting further research and evaluating cost savings.

C. Standard Specifications Manual Update

Mr. Boone discussed an update for the Standard Specifications Manual due to several inconsistencies found between the specifications and the details. Staff recommends changing all language to reflect the 3,000 psi compressive strength at 28 days as well as the expansion joint spacing to be 50 ft apart and 3,000 psi compressive strength for concrete curb and gutter, driveways and sidewalks.

**...Councilor Tripp moved to approve Staff's recommendation for the Standard Specification Manual update for consistency. Mr. Swan seconded. Without objection the motion carried unanimously.**

D. Street Tree Maintenance Discussion

Due to time constraints, this item will be moved to the September meeting.

ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

**... Without objection, the meeting was adjourned at 6:56 p.m.**



Attest, Chairman of the Planning and Engineering Committee, Dustin Tripp



Clerk to the Planning and Engineering Committee, Courtney Jenkins